



**Item From Council
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 47
AGENDA DATE: Thu 06/09/2005
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Item From Council

Posting Language: Approve a resolution authorizing the City Manager to review options to include the office and hanger complex currently under lease to the Texas Military Facilities Commission at 1901 East 51st Street, in the lease premises for the Film Society of Austin, Inc. during lease negotiations.

Proposed meeting date: THU 06/09/2005

Sponsor: Mayor Will Wynn

Co-sponsor 1: Mayor Pro Tem Jackie Goodman

Co-sponsor 2: Council Member Brewster McCracken

Date by which the City Manager is requested to report back to Council:

Draft Resolution/Ordinance attached:

The City of Austin granted the Film Society of Austin, Inc. the use of approximately 20 acres of land at the former Robert Mueller Municipal Airport (RMMA) for a motion picture and television studio complex to encourage the growth of a local film industry and help promote Austin as a favorable venue in which to make motion pictures and television program. This Lease and Management Agreement is dated October 31, 2000.

The City of Austin leased the Texas National Guard Armory Board [now known as the Texas Military Facilities Commission (the "TMFC")] approximately 18 acres of land at RMMA for a National Guard Armory site for a term of 50 years ending September 30, 2012.

Additionally, the City has entered into a Master Development Agreement with Catellus Austin, LLC ("Catellus"), to develop the former RMMA site, now known as "Mueller", including the approximately 18 acres leased to the TMFC, as a mixed use commercial and residential development.

Catellus is agreeable to exchange land currently leased to the Film Society for land currently leased to the TMFC, subject to the results of certain feasibility and environmental studies. Further, reconfiguring the premises for the Film Society, the TMFC site, and enlarging the site along Berkman Road would not constitute a change in the Master Plan, but is merely shifting uses around slightly in the same general area. After all due diligence has been completed and upon vacation of the TMFC site at Mueller, it does appear that shifting the studio to the east will be in the best long term interest of the Film Society, the Mueller project, Catellus, and the City.



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It is the intent that, at such time as the TMFC has vacated their premises, the portion of the Armory site at Mueller that contains the office and hangar complex ("Complex") will, to the extent feasible, be incorporated into the premises leased to the Film Society. In furtherance of this intent, the City Manager will explore all reasonable ways and means by which the Complex can best be incorporated into the premises leased to the Film Society, considering applicable site conditions, environmental conditions, and the interests of the neighborhoods adjacent to Mueller, the Mueller project, Catellus, the City and other stakeholders in the Mueller redevelopment.

RESOLUTION NO.

WHEREAS, pursuant to a Lease and Management Agreement dated October 31, 2000, the City of Austin (the "City") granted the Film Society of Austin, Inc. (the "Film Society") the use of approximately 20 acres of land at the former Robert Mueller Municipal Airport, now known as "Mueller", for a motion picture and television studio complex to encourage the growth of a local film industry and help promote Austin as a favorable venue in which to make motion pictures and television programs; and

WHEREAS, the City leased the Texas National Guard Armory Board [now known as the Texas Military Facilities Commission ("TMFC")] approximately 18 acres of land at Mueller for a National Guard Armory site for a term of 50 years ending September 30, 2012; and

WHEREAS, the City has entered into a Master Development Agreement with Catellus Austin, LLC ("Catellus"), to develop the Mueller site, including the approximately 18 acres leased to the TMFC, as a mixed use commercial and residential development; and

WHEREAS, Catellus is agreeable to exchange land currently leased to the Film Society for land currently leased to the TMFC, subject to the results of certain feasibility and environmental studies; and

WHEREAS, reconfiguring the premises for the Film Society and the

TMFC site would not constitute a change in the Master Plan, but is merely shifting uses within the same general area; and

WHEREAS, reconfiguring the premises leased to the Film Society by shifting the studio to the east appears to be in the best long term interest of the Film Society, the Mueller project, Catellus, and the City; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

- (1) It is the intent of the City Council that, at such time as the TMFC has vacated their premises, the portion of the Armory site at Mueller that contains the office and hangar complex ("Complex") will, to the extent feasible, be incorporated into the premises leased to the Film Society; and
- (2) In furtherance of the preceding expression of intent, the City Manager is authorized to explore all reasonable ways and means by which the Complex can best be incorporated into the premises leased to the Film Society, considering applicable site conditions, environmental conditions, and the interests of the neighborhoods adjacent to Mueller,

the Mueller project, Catellus, the City and other stakeholders in the Mueller redevelopment.

ADOPTED: _____, 2005 **ATTEST:** _____
Shirley A. Brown
City Clerk

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